

City of Menomonie
BOARD OF APPEALS HEARING

Thursday, February 6, 2025 - 1:00 P.M.

Menomonie City Hall
800 Wilson Avenue
Council Chambers (1st floor)

AGENDA

- I. Roll Call
- II. Request by HB Ventures, LLC for a conditional use permit for automobile sales and service at 1016 19th Avenue East.
- III. Adjourn

Note: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities. For additional information or to request the service, contact the City Clerk at 715-232-2221, Ext. 1006.



City of Menomonie
Building Inspection/Zoning
800 Wilson Avenue
Menomonie, WI 54751
Phone – 715/232-2221 option 3
www.menomonie-wi.gov

January 22, 2025

Board of Appeals
City of Menomonie
800 Wilson Avenue
Menomonie, WI 54751

Re: HB Ventures, LLC
1016 19th Avenue East
Conditional Use Permit for Automobile Sales and Service

Dear Board of Appeals:

HB Ventures, LLC has submitted an application for a conditional use permit for automobile sales and service at 1016 19th Avenue East.

The subject property is zoned Local Commercial District (B-2). The adjacent lands to the east and west are zoned Limited Multiple Residential (R-2). The adjacent lands to the south are zoned Single Family Residential (R-1).

Please find attached the following materials:

- Conditional Use Permit Application dated 1/9/25.
- Location Map
- Site Sketch
- Public Hearing Notice published in the Colfax Messenger and mailed to adjacent residents within 175-feet of the subject property.

City Code indicates that Automobile Sales and Automobile Service are Conditionally Permitted Uses in the Local Commercial District (B-2). City Code further states "The location of these uses requires approval by the board of appeals. Such approval requires a public hearing by the board. Such approval shall be consistent with the general purpose and intent of this chapter, and shall be based upon such evidence as may be presented at such public hearing, tending to establish the desirability or undesirability of specific proposed locations for a specific proposed use from the standpoint of the public interest, because of such factors as (without limitation because of enumeration) noise, odor, glare, vibration and increased traffic on the public streets. The board shall also give due consideration to the proposed location of entrances to and exits from uses that commonly generate a considerable volume of vehicular traffic from and to the public street in the relation of such entrances and exits to school crosswalks and pedestrian exits from public and semipublic facilities such as schools and hospitals."

City Staff note that the Menomonie Transportation is located at the subject property. Menomonie Transportation currently services school busses inside of the building and will continue to do so. Menomonie transportation currently stores school busses outside of the building. Auto sales may, however, increase traffic by drawing prospective car buyers to visit the property.

If the Board of Appeals concurs with the proposed use, City Staff recommends the following conditions be placed upon the approval of the Conditional Use Permit:

1. No more than 10 used cars shall be on the property at any time. Busses and personal vehicles of owners and employees shall not be considered used cars and will not count against this limit.
2. All vehicles, including used cars, busses, and personal vehicles of owners and employees, on the property shall be parked on a dust free surface.
3. No junked or wrecked vehicles shall be parked on the property.
4. Automobile service work shall be limited to used cars, busses and personal vehicles of owners and employees. No commercial automobile service work (for example: oil changes for paying customers) shall be offered.
5. All automobile service work shall occur inside of the building. No work shall be done outside.

The Board of Appeals may, after considering the input received during the public hearing and exercising your own judgement, add or remove conditions. City Staff cautions that these conditions should be reasonable and enforceable.

City Staff will be on hand to answer any questions that the Board of Zoning Appeals may have.

Sincerely,

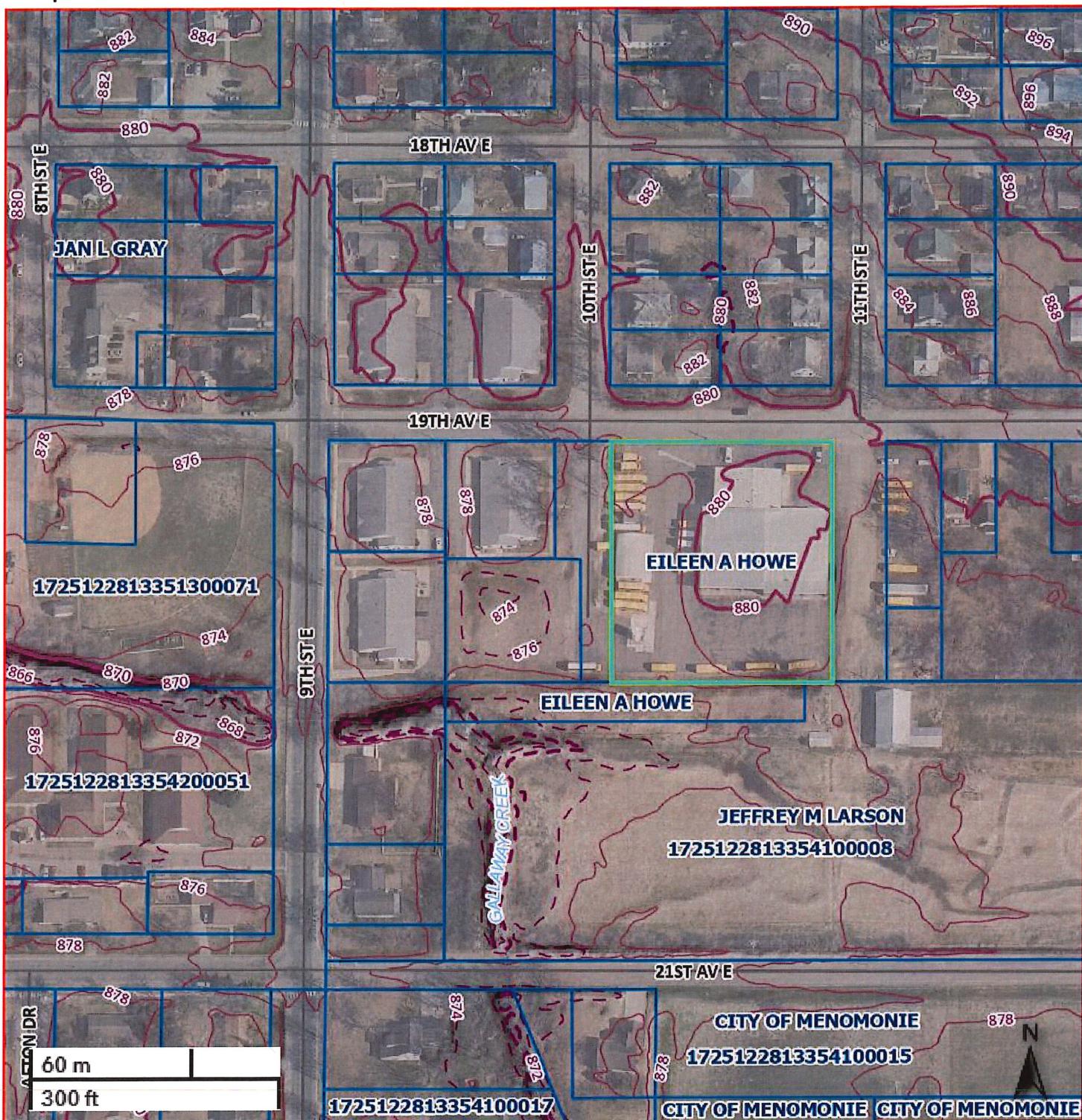


Kim K Gerth
Zoning Administrator/Assistant Building Inspector

HB Ventures, LLC

Proposed Auto Sales & Service CUP

Created by: DAS



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Date created: 1/17/2025

Last Data Uploaded: 1/17/2025 11:40:25 AM

Developed by

BOARD OF ZONING APPEALS

Application for CONDITIONALLY PERMITTED USE

Appeal No. 01-2025

Date Filed 01/09/2025

Date of Notice _____

Applicant: HB Ventures LLC

Address: 1016 19th Ave E Phone: 715-308-7008

Email Address: ryan@menomonietransportation.com,

Property Owner: Eileen Howe

Address: 1016 19th Ave E Phone: 715-235-7362

Location of property: _____

Legal Description: Galloway 2nd BL 12 + PT. UAC, Street (710/147)

Permission is requested for: Auto Sales

I hereby certify that the above statements and plans submitted herewith are true to the best of my knowledge. The \$250.00 has been deposited with the City Treasurer.

Date: 1-9-25

Eileen Howe
Signature of applicant

Plot plan must be submitted with the application.

Receipt number: 2162
Amount paid: \$250.00

Special hearing = + \$50

P A D



Department of Environmental Services
Planning & Land Use
3001 U.S. Hwy. 12E. | Menomonie, WI 54767
Dunn County Government Center, 2nd Floor
Phone: 715-231-6520 pandz@co.dunn.wi.us

APPLICANT AUTHORIZATION FORM

Regarding any County petition or application, this form must accompany the petitioner's application if the applicant is not the owner of one or more of the subject parcel(s) involved.

For projects with multiple owners: a separate applicant authorization form is required for each owner.

OVERVIEW OF PETITIONER'S REQUEST:

Applicant:	HB Ventures LLC
Parcel Number(s):	1725122813351400077
Owner of Parcel(s):	Eileen Howe
Purpose of the Petition/ Application:	Auto Sales

TO BE COMPLETED BY THE OWNER:

I, Eileen Howe, *Property Owner*, hereby authorize Ryan Howe, *Applicant*, to petition the

County, for the purposes described above, on my behalf.

Eileen Howe
Owner Signature

1-9-25

Date

January 14, 2025

David Schofield
Director of Public Works
City of Menomonie
800 Wilson Ave
Menomonie, WI 54751

Subject: Letter of Intent for Continued Operations and Property Lease

Dear Dave Schofield,

This Letter of Intent (LOI) serves to confirm the understanding between Menomonie Transportation and HB Ventures regarding the continued operation of Menomonie Transportation and the leasing of property on-site for the purpose of establishing a used car dealership.

1. Continued Operations of Menomonie Transportation:

Menomonie Transportation will continue to operate as usual, without interruption. Our business operations, including any existing services and activities, will remain unchanged.

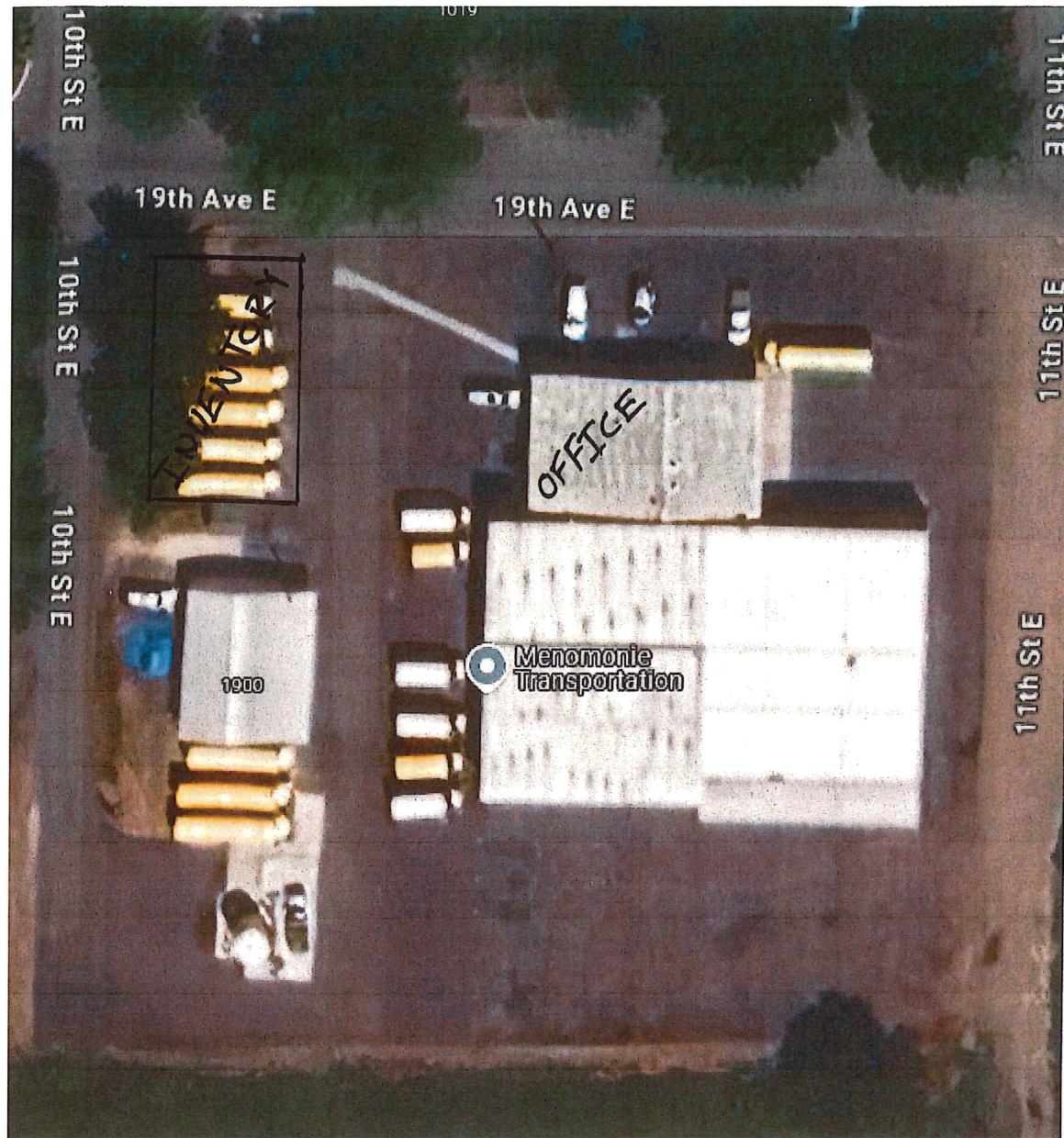
2. Leasing Agreement for Used Car Dealership:

HB Ventures will lease a portion of the property on-site at Menomonie Transportation to establish a used car dealership. The dealership will feature no more than ten (10) vehicles on-site at any given time. The terms of this lease and any specific operational details will be finalized in a formal lease agreement between the parties.

Should you have any questions or need further clarification, please do not hesitate to contact us.

Sincerely,

Ryan Howe
Owner
HB Ventures



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City of Menomonie

Kate Martin

City Clerk
800 Wilson Avenue
Menomonie, WI 54751
715 232-2221 Ext.1006
kmartin@menomonie-wi.gov

January 22, 2025

<Resident Name>

<Resident Address>

Re: HB Ventures, LLC
1016 19th Avenue East
Conditional Use Permit for Automobile Sales and Service

Dear Resident:

I am writing to inform you that HB Ventures, LLC has submitted an application for a conditional use permit for automobile sales and service at 1016 19th Avenue East.

Please find attached a copy of the Public Hearing Notice. You are being notified since you are listed as the owner or tenant of property within 175-feet of the proposed conditional use.

If you have any questions about the proposed conditional use permit please do not hesitate to contact me at your convenience.

If you have concerns regarding the proposed conditional use permit, please submit a written comment or attend and speak at the public hearing.

Sincerely,

Catherine Martin
City Clerk

Fair Oaks Properties
1016 19th Avenue East
Menomonie, WI 54751

Tenant A
1821 10th Street East
Menomonie, WI 54751

Tenant B
1821 10th Street East
Menomonie, WI 54751

Tenant C
1821 10th Street East
Menomonie, WI 54751

Tenant D
1821 10th Street East
Menomonie, WI 54751

M&E Properties, LLC
1816 11th Street E
Menomonie, WI 54751

Tenant
1816 10th Street East
Menomonie, WI 54751

Tenant
1820 10th Street East
Menomonie, WI 54751

Tenant
1815 11th Street East
Menomonie, WI 54751

Tenant
1821 11th Street East
Menomonie, WI 54751

Eileen Howe
1816 11th Street East
Menomonie, WI 54751

Tenant
1820 11th Street East
Menomonie, WI 54751

Menomonie Transportation, Inc.
1016 19th Avenue East
Menomonie, WI 54751

Tenant
1112 19th Avenue
Menomonie, WI 54751

Ronald Larson
2707 Cherry Blossom Lane
Menomonie, WI 54751

Tenant A
920 19th Avenue East
Menomonie, WI 54751

Tenant B
920 19th Avenue East
Menomonie, WI 54751

Tenant C
920 19th Avenue East
Menomonie, WI 54751

Tenant D
920 19th Avenue East
Menomonie, WI 54751

City of Menomonie
800 Wilson Avenue
Menomonie, WI 54751

**NOTICE OF PUBLIC HEARING
CITY OF MENOMONIE
BOARD OF ZONING APPEALS**

February 6, 2025

1:00 p.m.

Please take notice that the Board of Zoning Appeals for the City of Menomonie will hold a public hearing on Thursday, February 6, 2025 at 1:00 p.m. at City Hall, 800 Wilson Ave., Menomonie, WI to consider a request for a conditional use permit for auto sales and service at 1016 19th Avenue East. This property is zoned Local Commercial District (B-2).

Persons wishing to appear at the hearing may do so in person or by Attorney. Written statements may be filed with the City of Menomonie Clerk, 800 Wilson Ave, Menomonie WI 54751 until one hour prior to the public hearing.

Dated: January 15, 2025

Signed: Kate Martin
City Clerk

Published: January 22, 2025
Colfax Messenger



City of Menomonie

800 Wilson Avenue
Menomonie, Wisconsin 54751-2795

DRAFT

BOARD OF ZONING APPEALS

BE IT RESOLVED by the Board of Zoning Appeals of the City of Menomonie:

WHEREAS a hearing was duly held before this Board on February 6, 2025 upon the petition of HV Ventures, LLC, 1016 19th Avenue, for a conditionally permitted use permit for automobile sales and service.

It appears that property owners and tenants within 175 feet of said premises were duly notified of said hearing.

FINDINGS OF FACT:

1. The proposed use is a conditionally permitted use.
2. Automobile sales and service at this location will not affect the public health, safety and general welfare provided that the conditions set forth below are followed.

The Board having given the matter due consideration and having been fully advised,

BE IT THEREFORE RESOLVED that the petition be granted with the following conditions:

1. No more than 10 used cars shall be on the property at any time. Busses and personal vehicles of owners and employees shall not be considered used cars and will not count against this limit.
2. All vehicles, including used cars, busses, and personal vehicles of owners and employees, on the property shall be parked on a dust free surface.
3. No junked or wrecked vehicles shall be parked on the property.
4. Automobile service work shall be limited to used cars, busses and personal vehicles of owners and employees. No commercial automobile service work (for example: oil changes for paying customers) shall be offered.
5. All automobile service work shall occur inside of the building. No work shall be done outside.

Adopted: February 6, 2025

City Clerk, Catherine Martin